



Dereham Road, Scarning, Dereham, NR19 2BJ

welcome to

Dereham Road, Scarning, Dereham

****NO ONWARD CHAIN**** A generously proportioned 3 bedroom detached family house, located in a non-estate position within close proximity of Dereham town centre. Offering a 23' lounge, 22' conservatory, modern fitted kitchen, en suite facilities, spacious gardens, ample parking, integral garage & more.



Description

We are delighted to present to the market this beautifully presented 3 bedroom detached family house, set back from the road and offering a generous sized plot. The property is located in a non-estate position and offers easy access to Dereham's amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, impressive 23' lounge with open fireplace, modern fitted kitchen with integrated appliances and spacious conservatory with patio doors opening to the rear garden. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further bedrooms and the family shower room.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Externally, there is an extended shingle driveway which provides ample off road parking for multiple vehicles and access to the integral garage, together with well-tended gardens which offer space for outside activities and dining.

Offered for sale with NO ONWARD CHAIN, internal viewing is essential to fully appreciate the accommodation on offer!

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, double glazed windows to front and side aspects, opening to lounge, door opening to kitchen and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

23' 9" x 11' 6" (7.24m x 3.51m)

With wood effect flooring, central open fireplace with tiled hearth and exposed brick surround, two radiators, double glazed window to front aspect and double glazed sliding doors opening to the conservatory.

Kitchen

10' 1" x 9' 7" (3.07m x 2.92m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, integrated eye-level microwave, integrated dishwasher and fridge freezer, wood effect flooring, under-cabinet lighting, radiator, double glazed window to rear aspect and double glazed door opening to;

Conservatory

22' x 9' 3" (6.71m x 2.82m)

Brick and UPVC construction with tiled flooring, underfloor heating, wall lights, two radiators, personal door access to the integral garage, double glazed door opening to the driveway and double glazed patio doors opening to the rear garden.

Master Bedroom

13' 5" x 10' 1" (4.09m x 3.07m)

With wood effect flooring, built-in wardrobes, radiator, double glazed window to rear aspect and door opening to;

En Suite

Two piece suite comprising hand wash vanity unit, walk-in shower cubicle, part tiled walls, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

10' 7" x 10' 4" (3.23m x 3.15m)

With fitted carpet flooring, double glazed window to rear aspect.

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.11m)

With fitted carpet flooring, double glazed window to front aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Outside

When approaching the property, you are greeted by a five-bar gate which opens to the extended shingle driveway, which offers ample off road parking for multiple vehicles and access to the integral garage. The remainder of the front is laid to well-tended lawn with mature trees, shrub borders and fully enclosed by timber fencing for privacy.

Stepping out to the rear, you are greeted by a great-sized garden, laid to lawn and charming patio area, which offers space for outside dining and relaxation. To complete, the property is fully enclosed by timber fencing and mature hedging which secludes the garden space, along with a timber storage shed.

Integral Garage

With power, lighting, storage space above, personal door access from the conservatory and up and over door to front aspect.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

From the William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial. Follow Swaffham Road out of town and continue onto Dereham Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Dereham Road, Scarning, Dereham

- NO ONWARD CHAIN!
- Spacious 3 Bedroom Detached House
- Impressive Lounge And Conservatory
- Master Bedroom En Suite
- Gas Fired Central Heating And Double Glazed Windows
- Generous Plot With Well-Proportioned Gardens
- Ample Off Road Parking And Integral Garage
- Non-Estate Position, Close To Dereham Town Centre

Tenure: Freehold EPC Rating: D

£350,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116248 - 0003

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